

Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: November 25, 2019

Subject: Bylaw No. 2039-A10 Proposed Rezoning from R-1 (Single and Two Family Residential) to R-2 (Small Lot Residential) 1711 77th Avenue (File: ZA1910)

Recommendation: **THAT COUNCIL give first and second readings to Zoning Bylaw Amendment No. 2039-A10 at the November 25, 2019 Regular Council Meeting. THAT Council direct staff to move forward with the legislative requirements for the rezoning.**

Background

The City received an application from the property owner of 1711 77th Avenue to rezone the 0.135 Hectare (0.334 acre) parcel from R-1 (Single and Two Family Residential) to R-2 (Small Lot Residential).

The subject property is legally described as Lot 2, Plan KAP20641, District Lot 380, Similkameen Division of Yale Land District. The property is surrounded by residential zoned properties. Appendix A, attached, shows the location map, zoning application, and parcel report for the property.

Staff have been working toward implementing the policies set out in the Official Community Plan (OCP). Schedule B of the OCP shows the future development of property as Low Density Residential. The property is not subject to Development Permit Area (DPA) criteria.

The property is a corner lot. There are water and sewer mains on the two streets fronting the property. This would allow for better utilization of existing water and sewer infrastructure when the property is subdivided.

This zoning bylaw amendment will create the opportunity for subdivision to accommodate new homes which fulfils the OCP mandate to foster infill development, residential densification, and more efficiently utilize existing City services. The property is well located adjacent to a school and close to shopping and recreation.

Proposal

The rezoning bylaw will enable the property to be subdivided into two lots generally as shown on the attached preliminary plan of subdivision (Appendix A).

Rezoning to R2 will permit a subdivision into two lots each with a minimum area of 485 square metres (0.12 acre) and would allow for the owner to retain the existing home on the property while creating another residential lot.

Duplexes, single family homes, secondary suites and garden suites are permitted in both the R1 and the R2 zones. The City's Official Community Plan ("OCP") encourages residential densification, infill development and a variety of housing forms in established, serviced residential areas in the City. This proposal fulfils this policy direction in the OCP (see analysis below).

Policy Framework

After an intensive year-long OCP/zoning review process, in March 2018, City Council approved a series of OCP policies and zoning bylaw amendments respecting how to accommodate new and additional housing in the City. These new policies were used to evaluate the proposed rezoning as follows:

- 1) *Encourage a wide range of housing styles.*
The rezoning allows for single and two-family dwellings and a garden suite on each of the two proposed lots.
- 2) *Encourage and support the development of affordable housing for low-income families, individuals, seniors and those with disabilities.*
- 3) *Encourage higher density residential development and increase variety in housing forms within developed areas of Grand Forks.*
This is a developed area and rezoning to R2 will allow for an additional lot.
- 4) *Encourage new residential development to respect the scale and character of surrounding residential neighbourhoods.*
Rezoning to R-2 allows for the same types of homes, although likely more compact, than the R-1 zoning allows.
- 5) *Manage the growth of Grand forks within municipal boundaries in a manner which utilizes existing serviced lands and lands that can be serviced within the capacity of existing infrastructure.*
This development will use existing services which have adequate capacity.
- 6) *Enable increased residential density across all residential land uses through incremental development of small dwellings, suites, micro-apartments and tiny houses.*
This rezoning will allow for single family dwellings, duplexes, suites and garden suites.
- 7) *Encourage infill development and redevelopment to minimize the need for services to be expanded.*
The additional residential lots will use existing services.

Proposed Timing

If the rezoning application receives support from Council to move forward, the next steps and estimated time frame are as outlined below:

ACTIVITY	TIMING
The rezoning bylaw goes before council for 1st and 2nd readings.	November 25th, 2019
Bylaw and Public Hearing advertised twice and residents within 30m notified in writing of the application.	December 4 th & December 11 th , 2019
Public Hearing held by City Council.	December 16 th , 2019
Third reading of the rezoning bylaw	December 16 th , 2019
Works and Services Agreement finalized; Ministry of Transportation and Infrastructure Approval	January, 2019
Fourth (final) reading of the bylaw	January, 2019

Benefits or Impacts

General

The proposal fulfils the policy directions in the OCP with respect to infill housing and infrastructure and will add new housing options to Grand Forks' limited housing stock.

Strategic Impact



Community Engagement

- The rezoning proposal and public hearing will be advertised twice in the local paper and landowners within 30 metres of the proposal will be notified. The community will have an opportunity to make their views known to Council at the public hearing.



Community Livability

- The rezoning will create much needed, affordable market housing in close proximity to schools, shopping and recreation.



Economic Growth

- This addition to the housing stock in Grand Forks will give residents/workers more affordable options for home ownership.



Fiscal Responsibility

- The rezoning will provide for more efficient and better utilization of existing services and infrastructure in the City.

Policy/Legislation

The Local Government Act, the Official Community Plan, the Zoning Bylaw and the Subdivision, Development and Servicing Bylaw.

Attachments

Appendix A: Location map, zoning application, and parcel report for the property.

Recommendation

THAT COUNCIL give first and second readings to Zoning Bylaw Amendment No. 2039-A10 at the November 25, 2019 Regular Council Meeting. THAT Council direct staff to move forward with the legislative requirements for the rezoning.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.